126.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,091,700 / 1,091,700
					USE VALUE:	1,091,700 / 1,091,700
					ASSESSED:	1,091,700 / 1,091,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		FIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACO REALTY CORP
Owner 2:	
Owner 3:	
Street 1:	90 CLARENDON AVENUE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2584 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	519,600	5,100	567,000	1,091,700
Total Card	0.161	519,600	5,100	567,000	1,091,700
Total Parcel	0.161	519,600	5,100	567,000	1,091,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.48 | /Parcel: 422.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81324
GIS Ref	
GIS Ref	
Insp Date	04/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0006-0007.0

!9783!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	519,600	5100	7,000.	567,000	1,091,700	1,091,700	Year End Roll	12/18/2019
2019	104	FV	384,100	5100	7,000.	598,500	987,700	987,700	Year End Roll	1/3/2019
2018	104	FV	396,400	5100	7,000.	441,000	842,500	842,500	Year End Roll	12/20/2017
2017	104	FV	370,900	5100	7,000.	422,100	798,100	798,100	Year End Roll	1/3/2017
2016	104	FV	370,900	5100	7,000.	390,600	766,600	766,600	Year End	1/4/2016
2015	104	FV	328,800	5100	7,000.	327,600	661,500	661,500	Year End Roll	12/11/2014
2014	104	FV	328,800	5100	7,000.	320,000	653,900	653,900	Year End Roll	12/16/2013
2013	104	FV	342,800	5100	7,000.	304,900	652,800	652,800		12/13/2012

PRINT

Date	Time
12/11/20	00:12:01

LAST REV

Date	Time
04/24/18	09:54:16
ekelly	
9783	

USER DEFINED

Prior Id # 1:	81324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCIOLA DAVID	28868-199		7/23/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/1999	221	Manual	7,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	567,000	Spl Credit		Total:	567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05634665
Const Adj.:	0.99485052
Adj $ / SQ:	178.654
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638271
Depreciation:	118718
Depreciated Total:	519552

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

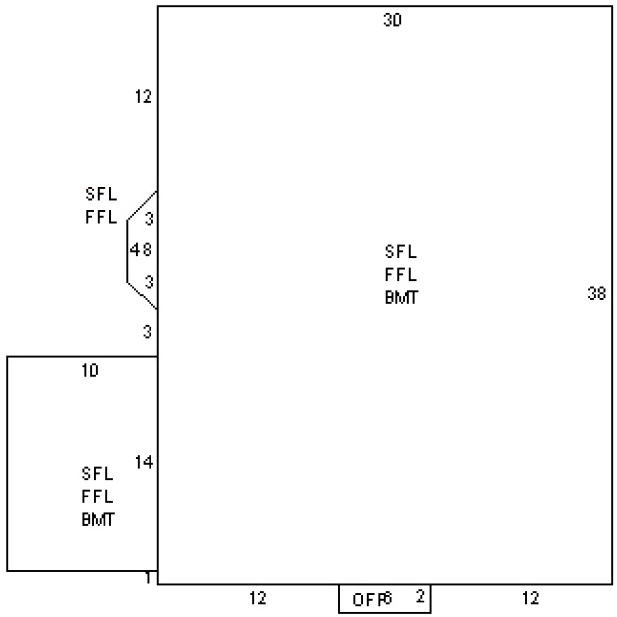
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.65
Special Features:	0	Val/Su Net:	134.06
Final Total:	519600	Val/Su SzAd	201.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,292	178.650	230,821
SFL	Second Floor	1,292	178.650	230,821
BMT	Basement	1,280	53.600	68,603
OFP	Open Porch	12	43.770	525

Net Sketched Area:	3,876			Total:	530,770
Size Ad	2584	Gross Are	3876	FinArea	2584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc